

IN RE: PETITIONS FOR SPECIAL HEARING,
SPECIAL EXCEPTION & VARIANCE -
N/S Beckleysville Road, 3,050' E of
Falls Road
(Loyola College)
5th Election District
3rd Councilmanic District

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 99-151-SPHXA

Edward L. Birtic, et ux, Owners;
Loyola College of Md., Inc., Contr. Pur.

* * * * *

ORDER OF DISMISSAL

WHEREAS, this matter was scheduled for a public hearing before this Zoning Commissioner on November 30, 1998 for consideration of Petitions for Special Hearing, Special Exception and Variance relief filed by the owners of the subject property, through their attorney, Robert A. Hoffman, Esquire. The Petitioners sought special hearing, special exception and variance relief for the proposed use of the subject property as a religious retreat for Loyola College, in accordance with the site plan submitted with the Petitions filed.

On November 9, 1998, Counsel for the Petitioners requested a postponement of the hearing to allow the Petitioners time to make revisions to their plan, as a result of a request by the Department of Environmental Protection and Resource Management (DEPRM) that additional information be provided on the plan. Apparently, however, there were other issues raised in the process of making those revisions, and as a result, the Petitioners could not proceed with their plans. By letter dated April 5, 2000, W. Carl Richards, Jr., Supervisor of Zoning Review, Department of Permits and Development Management (PDM), Counsel for the Petitioners was advised that the case would be closed within thirty (30) days if no response was received that the Petitioners wished to pursue the matter. There being no reply to that letter, this office has been requested to issue an Order of Dismissal in order to close the file.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County
this 23rd day of May, 2000 that the Petitions for Special Hearing, Special Exception and

ORDER RECEIVED FOR FILING
Date 5/23/00
By [Signature]

Variance filed in the above-captioned matter be and the same are hereby DISMISSED without prejudice.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Robert A. Hoffman, Esquire, Venable, Baetjer & Howard
210 Allegheny Avenue, Towson, Md. 21204
Mr. & Mrs. Edward Birtic, 3132 Murray Road, Finksburg, Md. 21048
Mr. John Palmucci, Vice President for Administration and Finance,
Loyola College in Maryland, Inc., 4501 N. Charles Street, Towson, Md. 21210-2699
Mr. Joseph McGurrin, Resource Director, Trout Unlimited National,
1500 Wilson Boulevard, Suite 210, Arlington VA 22209-2310
Mr. Charles Gougeon, Central Region Fisheries Biologist, Maryland Fisheries Service,
Maryland DNR, 17400 Annapolis Rock Road, Woodbine, Md. 21797
Ms. Loren Friedel, Assistant Director, The Valleys Planning Council, Inc.,
212 Washington Avenue, Towson, Md. 21285-5402
People's Counsel; Case File

ORDER RECEIVED FOR FILING
Date 5/23/00
By [Signature]



Petition for Special Hearing¹⁵¹

to the Zoning Commissioner of Baltimore County

for the property located at North side of Beckleysville Road, east of Falls Road

which is presently zoned RC-2 and RC-4

This Petition shall be filed with the Department of Permits & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made part of hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

to establish the maximum number of parking spaces needed to support the use(s).

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

Loyola College In Maryland, Inc.

(Type or Print Name)

Signature: John A. Palmucci
John A. Palmucci, Vice President for Administration and Finance

4501 North Charles Street

Address

Baltimore

City

MD

State

21210-2699

Zipcode

Attorney for Petitioner:

Robert A. Hoffman

Venable, Baetjer and Howard, LLP

(Type or Print Name)

Signature: [Signature]

210 Allegheny Avenue

Address

(410) 494-6200

Phone No

Towson

MD

State

21204

Zipcode

Legal Owner(s):

Edward Louis Birtic

(Type or Print Name)

Signature: Edward Louis Birtic

Isabella L. Birtic

(Type or Print Name)

Signature: Isabella L. Birtic

3132 Murray Road

Address

(410) 833-8330

Phone No.

Finksburg

City

MD

State

21048-240

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Robert A. Hoffman

Venable, Baetjer and Howard, LLP

Name

210 Allegheny Avenue Towson, MD 21204

Address

(410) 494-6200

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

1 DAY

unavailable for Hearing the following dates

Next Two Months

ALL

OTHER

REVIEWED BY: [Signature]

DATE

10/9/98

ORDER RECEIVED FOR FILING
3/23/99
99-151-SPHX A



Petition for Special Exception to the Zoning Commissioner of Baltimore County

for the property located at North side of Beckleysville Road, east of Falls Road

which is presently zoned RC-2 and RC-4

This Petition shall be filed with the Department of Permits & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made part of hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

to approve a special exception pursuant to Sections 1A01.2.C.6 and 1A01.2.C.23 of the Baltimore County Zoning Regulations to permit buildings devoted to religious worship and a school use in an RC-2 zone and pursuant to Section 1A03.3.B.3 and Section 1A03.3.B.4 to permit a civic, educational and religious use in an RC-4 zone (Religious Retreat for Loyola College).

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Loyola College In Maryland, Inc.

(Type or Print Name)

Signature: John A. Palnucci, Vice President for Administration and Finance

4501 North Charles Street

Address

Baltimore

City

MD

State

21210-2699

Zipcode

Attorney for Petitioner:

Robert A. Hoffman

Venable, Baetjer and Howard, LLP

(Type or Print Name)

Signature

210 Allegheny Avenue

Address

(410) 494-6200

Phone No

Towson

MD

State

21204

Zipcode

Legal Owner(s):

Edward Louis Birtic

(Type or Print Name)

Signature

Isabella L. Birtic

(Type or Print Name)

Signature

3132 Murray Road

Address

(410) 833-8330

Phone No.

Finksburg

City

MD

State

21048-240

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Robert A. Hoffman

Venable, Baetjer and Howard, LLP

Name

210 Allegheny Avenue Towson, MD 21204

Address

(410) 494-6200

Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

10/9/98

ORDER RECEIVED FOR FILING
Date 10/9/98
By 99-151-SPHXA



Petition for Variance¹⁵¹

to the Zoning Commissioner of Baltimore County

for the property located at North side of Beckleysville Road, east of Falls Road

This Petition shall be filed with the Department of Permits & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made part of hereof, hereby petition for a Variance from Section(s)

which is presently zoned RC-2 and RC-4

See attached sheet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardships or practical difficulty)

to be determined at hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Loyola College in Maryland, Inc.

(Type or Print Name)

Signature: John A. Palmucci, Vice President for Administration and Finance

4501 North Charles Street

Address

Baltimore

City

MD

State

21210-2699

Zipcode

Attorney for Petitioner:

Robert A. Hoffman

Venable, Baetjer and Howard, LLP

(Type or Print Name)

Signature

210 Allegheny Avenue

Address

(410) 494-6200

Phone No

MD

State

21204

Zipcode

Legal Owner(s):

Edward Louis Birtic

(Type or Print Name)

Signature

Isabella L. Birtic

(Type or Print Name)

Signature

3132 Murray Road

Address

(410) 833-8330

Phone No.

Finksburg

City

MD

State

21048-240

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Robert A. Hoffman

Venable, Baetjer and Howard, LLP

Name

210 Allegheny Avenue Towson, MD 21204

Address

(410) 494-6200

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

1 DAY

unavailable for Hearing the following dates

Next Two Months

ALL

OTHER

REVIEWED BY: [Signature]

DATE

10/9/98

ORDER RECEIVED FOR FILING
5/20/99
99-151-SPHXA

VARIANCE REQUEST

PAM

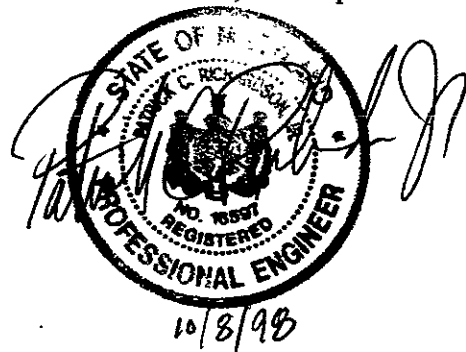
Variance from Sections 102.2 and 1A01.3.³ of the Baltimore County Zoning Regulations to allow 30 ft. separation between principle buildings in lieu of the 70 ft. required.

Variance from Sections 409.8.A.2 and 409.8.A.6 to permit parking surface to be grassed or compacted stone and without stripping in areas shown on the development plan.

**ZONING DESCRIPTION
LOYOLA COLLEGE RELIGIOUS RETREAT AND SCHOOL
BECKLEYSVILLE ROAD
5TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point in Beckleysville Road approximately 3,050 feet east of the intersection of Falls and Beckleysville Roads; thence following Beckleysville Road the following courses and distances: (1) North 28 degrees 07 minutes 55 seconds West 808.46 feet, (2) North 45 degrees 03 minutes 30 seconds West 44.54 feet, thence leaving Beckleysville Road and traversing the following courses and distances, (3) North 54 degrees 22 minutes 35 seconds East 369.44 feet, (4) North 33 degrees 08 minutes 28 seconds West 234.35 feet, thence following a gravel road known as Hare Road the following courses and distances (5) South 39 degrees 52 minutes 55 seconds West 265.27 feet, (6) South 37 degrees 00 minutes 46 seconds West 89.66 feet, (7) South 34 degrees 20 minutes 18 seconds West 47.90 feet, (8) South 34 degrees 20 minutes 18 seconds West 12.94 feet, thence binding on Beckleysville Road, (9) North 50 degrees 24 minutes 16 seconds West 230.03 feet, leaving Beckleysville Road and, (10) North 21 degrees 02 minutes 19 seconds East 45.20 feet (11) North 23 degrees 19 minutes 19 seconds East 701.05 feet, (12) North 24 degrees 00 minutes 35 seconds East 636.68 feet, (13) North 55 degrees 26 minutes 19 seconds East 1,454.94 feet, (14) South 11 degrees 46 minutes 29 seconds East 1,003.54 feet, (15) South 23 degrees 09 minutes 01 seconds East 75.50 feet, (16) South 50 degrees 59 minutes 59 seconds West 143.20 feet, (17) South 81 degrees 09 minutes 59 seconds West 225.50 feet, (18) South 85 degrees 38 minutes 59 seconds West 97.20 feet, (19) South 51 degrees 53 minutes 37 seconds West 418.81 feet, (20) South 39 degrees 34 minutes 26 seconds East 409.76 feet, (21) North 27 degrees 20 minutes 21 seconds East 176.32 feet, (22) North 76 degrees 16 minutes 52 seconds East 494.52 feet, (23) North 20 degrees 42 minutes 15 seconds West 200.27 feet, (24) South 83 degrees 13 minutes 15 seconds East 120.97 feet, (25) South 00 degrees 51 minutes 57 seconds East 112.75 feet, (26) South 23 degrees 02 minutes 57 seconds East 1,084.90 feet, (27) South 75 degrees 32 minutes 51 seconds West 654.28 feet, (28) South 05 degrees 45 minutes 07 seconds East 502.27 feet, (29) South 79 degrees 11 minutes 53 seconds West 756.36 feet, (30) North 08 degrees 26 minutes 07 seconds East 145.77 feet, (31) South 81 degrees 26 minutes 02 seconds West 209.32 feet, (32) South 81 degrees 07 minutes 30 seconds West 228.50 feet, (33) South 89 degrees 38 minutes 07 seconds West 86.25 feet, , (34) South 89 degrees 38 minutes 07 seconds West 54.00 feet, to the place of beginning.

Containing 102.053 acres of land, more or less.



99-151-SPHXA

BALTIMORE COUNTY, MAI AND No. 059264

OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

DATE 10/9/98 ACCOUNT Room 6150
AMOUNT \$ 650.00

RECEIVED FROM: VBH
FOR: FILING SPHXA

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

PAID RECEIPT

PROCESSED 10/09/1998 14:36:19
10/13/1998 CASHIER PUES PCW PRAMER
REF 0307 CASHIER PUES CASH RECEIPT
REF 061006

CR NO. 059264
\$50.00 CHECK: PR
Baltimore County, Maryland

99-151-SPHXA

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
 OFFICE OF BUDGET & FINANCE
 MISCELLANEOUS RECEIPT

No. 060711

DATE 10/15/98 ACCOUNT R0016150

AMOUNT \$

RECEIVED FROM: W P MONK ENGINEERS/PLANNERS

FOR: REVISED HEARING PLANS FILING. ITEM #151

DISTRIBUTION
 WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

DATE RECEIVED
 10/16/1998 10/16/1998 10:24:13
 BY: J. HARRIS CASHIER JRIC JMR JHARRIS
 5 MISCELLANEOUS CASH RECEIPT
 Receipt # 060711
 CN NO. 060711
 100.00 CHECK
 Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: 499-151-SP-HXA

1/5 Beckleyville Road, 3050' E of Falls Road

6th Election District

3rd Councilmanic District

Legal Owner(s): Isabella L. & Edward Louis Brito

Contract Purchaser: Loyola College in Maryland, Inc.

Special Hearing: to establish the maximum number of parking spaces needed to support the use(s). **Special Exception:** to permit buildings devoted to religious worship and a school use in an R-C-2 zone and to permit a civic, educational and religious use in an R-C-4 zone. **Variance:** to allow a 30-foot separation between principal buildings in lieu of the 70 feet required and to permit the parking surface to be grassed or compacted stone and without striping in areas shown on the development plan in lieu of the required durable, dustless surface.

Hearings: Monday, November 30, 1988 at 9:00 a.m. in Room 407, County Courts Bldg., 401 Biscay Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for

Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call (410) 867-3363.

(2) For information concerning the File and/or Hearing, Please Call (410) 867-3361.

11/1988 Nov. 12

6272688

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

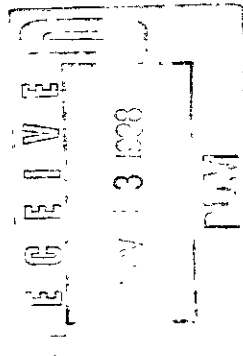
11/12/1998

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 11/12/1998.

THE JEFFERSONIAN,

A. Henrichson

LEGAL AD. - TOWSON



**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 99-151-SPHXA
Petitioner: ~~Joseph Birtic~~ Birtic
Address or Location: N Side Beckleysville Rd 3,050 ft. east of Falls Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Barb Ormond
Address: 210 Allegheny Avenue
Towson MD 21204
Telephone Number: (410) 494-6201

Request for Zoning Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 99-151-~~1~~ SP4XA

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: SPECIAL EXCEPTION FOR BUILDINGS FOR RELIGIOUS WORSHIP AND A SCHOOL IN RC-2
AND A CIVIL, EDUCATIONAL AND RELIGIOUS USE IN RC-4. VARIANCES OF 30 FT. IN LIEU OF 70
FT. BETWEEN BLDGS. AND PARKING AND MANEUVERING AREAS WITHOUT DURABLE, DUSTLESS PAVING
WITH STRIPING AND A SPECIAL HEARING TO ESTABLISH THE REQUIRED NUMBER OF
PARKING SPACES FOR THESE USES.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

TO: PATUXENT PUBLISHING COMPANY
November 12, 1998 Issue - Jeffersonian

Please forward billing to:

Barb Ormord
210 Allegheny Avenue
Towson, MD 21204

410-494-6201

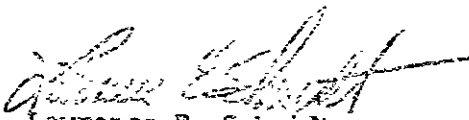
NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-151-SPHXA
N/S Beckleysville Road, 3050' E of Falls Road
5th Election District – 3rd Councilmanic District
Legal Owner: Isabella L. & Edward Louis Birtic
Contract Purchaser: Loyola College in Maryland, Inc.

Special Hearing to establish the maximum number of parking spaces needed to support the use(s). Special Exception to permit buildings devoted to religious worship and a school use in an R.C.-2 zone and to permit a civic, educational and religious use in an R.C.-4 zone. Variance to allow a 30-foot separation between principal buildings in lieu of the 70 feet required and to permit the parking surface to be grassed or compacted stone and without striping in areas shown on the development plan in lieu of the required durable, dustless surface.

HEARING: Monday, November 30, 1998 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue


Lawrence E. Schmidt

54
LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

October 21, 1998

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-151-SPHXA
N/S Beckleysville Road, 3050' E of Falls Road
5th Election District – 3rd Councilmanic District
Legal Owner: Isabella L. & Edward Louis Birtic
Contract Purchaser: Loyola College in Maryland, Inc.

Special Hearing to establish the maximum number of parking spaces needed to support the use(s). Special Exception to permit buildings devoted to religious worship and a school use in an R.C.-2 zone and to permit a civic, educational and religious use in an R.C.-4 zone. Variance to allow a 30-foot separation between principal buildings in lieu of the 70 feet required and to permit the parking surface to be grassed or compacted stone and without striping in areas shown on the development plan in lieu of the required durable, dustless surface.

HEARING: Monday, November 30, 1998 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon, Director ^{ses}

c: Robert A. Hoffman, Esquire
Isabella & Edward Birtic
Loyola College in Maryland, Inc.

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY NOVEMBER 15, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

RE: PETITION FOR SPECIAL HEARING
PETITION FOR SPECIAL EXCEPTION
PETITION FOR VARIANCE

Beckleysville Road, N/S of Beckleysville Rd, 3050' E
of Falls Rd, 5th Election District, 3rd Councilmanic

Legal Owners: Edward L. and Isabella L. Birtic
Contract Purchaser: Loyola College of Md., Inc.

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 99-151-SPHXA
*

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 22nd day of October, 1998, a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esq., Venable, Baetjer & Howard, 210 Allegheny Avenue, P.O. Box 5517, Towson, MD 21204, attorney for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

April 5, 2000

Robert A. Hoffman, Esquire
Venable, Baetjer and Howard, LLP
210 Allegheny Avenue
Towson, MD 21204

Dear Mr. Hoffman:

RE: Zoning Case 99-151-SPHXA, Beckleysville Road

Please be advised that it has been a year and 3 months since you were last contacted regarding this case. At that time, you stated to "hold for revised plans; working with DEPRM". Obviously there has been no progress to date.

As a result, this office will purge and close the file in 30 days unless you contact us in writing to withdraw the zoning request or proceed with a hearing date.

If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,

W. Carl Richards, Jr.
Supervisor
Zoning Review

WCR:scj

- C: Isabella & Edward Birtic, 3132 Murray Road, Finksburg, MD 21048-240
John Palmucci, Vice President for Administration and Finance, Loyola College in Maryland, Inc., 4501 North Charles Street, Baltimore, MD 21210-2699
Joseph McGurrin, Resource Director, TU National, Trout Unlimited, 1500 Wilson Boulevard, Suite 310, Arlington, VA 22209-2310
Charles Gougeon, Central Region Fisheries Biologist, Maryland Fisheries Service, Maryland Department of Natural Resources, 17400 Annapolis Rock Road, Woodbine, MD 21797
Loren Friedel, Assistant Director, The Valleys Planning Council, Inc., 212 Washington Avenue, P.O. Box 5402, Towson, MD 21285-5402



Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink
on Recycled Paper

Come visit the County's Website at www.co.ba.md.us



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

November 10, 1998

Robert A. Hoffman, Esquire
Venable, Baetjer and Howard
210 Allegheny Avenue
Towson, MD 21285-5517

Dear Mr. Hoffman:

RE: Case Number 99-151-SPHXA

The above matter, previously assigned to be heard on November 30, 1998 has been postponed at your request. The case will not be reset until we have been notified by your office that the revisions have been completed and filed.

Please be advised that, as the individual requesting and receiving the postponement, the responsibility and costs associated with the appropriate posting of the property now lies with you. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so.

If the property has been posted with notice of the hearing date, as quickly as possible a notice of postponement should be affixed to the sign(s). Then, upon notification of the new hearing date, such sign(s) must be changed to give notice of the new hearing date.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Arnold Jablon", with a stylized "scj" written below it.

Arnold Jablon
Director

AJ:scj

c: Isabella & Edward Birtic
Loyola College in Maryland, Inc.

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

VENABLE, BAETJER AND HOWARD, LLP
Including professional corporations

210 Allegheny Avenue
Post Office Box 5517
Towson, Maryland 21285-5517
(410) 494-6200, Fax (410) 821-0147
www.venable.com

VENABLE
ATTORNEYS AT LAW

11/9/98
g
to SJ
OK
Postponement
OFFICES IN

MARYLAND
WASHINGTON, D.C.
VIRGINIA

Robert A. Hoffman
(410) 494-6262

November 9, 1998

HAND-DELIVERED

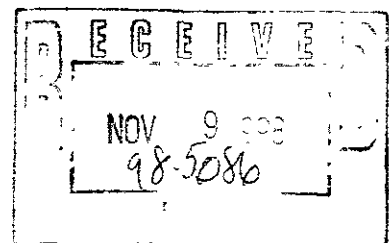
Arnold Jablon, Director
Department of Permits and
Development Management
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Case No.: 99-151-SPHXA
N/S Beckleysville Road, 3050' E of Falls Road
Legal Owners: Isabelle and Edward Birtic
Contract Purchaser: Loyola College of Maryland, Inc.

Dear Mr. Jablon:

The above-referenced matter has been scheduled for hearing before the Zoning Commissioner of Baltimore County on November 30, 1998, at 9:00 a.m. We have received comments from the Department of Environmental Protection & Resource Management ("DEPRM") requesting additional information on the proposed development.

We anticipate that providing the information requested by DEPRM will result in amendments to the site plan filed with the zoning petitions. We do not believe that these revisions can be accomplished prior to the deadline for posting the property, which is November 15, 1998. We, therefore, are requesting that the hearing on this matter, which is currently scheduled for November 30th, be postponed until the revisions are completed. An additional three to four weeks should be sufficient.



Arnold Jablon, Director
November 9, 1998
Page 2

I appreciate your consideration of this request.

Yours truly,

A handwritten signature in black ink, appearing to read 'R. Hoffman', with a long horizontal flourish extending to the right.

Robert A. Hoffman

RAH/sm

cc: Helen T. Schneider

TO1DOCS1/RAH01/0074336.01



January 21, 1999

99-151-5PNXA
P.P. from
11/5/98

Mr. Lawrence E. Schmidt
Baltimore County Zoning Commissioner
County Courts Building
401 Bosley Avenue
Towson, MD 21204

JAN 25

Dear Mr. Schmidt:

On behalf of the 100,000 members of Trout Unlimited, I am writing to oppose a proposal by Loyola College to construct a conference center and fitness complex on the Grave Run watershed along Beckleysville and Hare Roads in Baltimore County. Trout Unlimited is the nation's largest coldwater fisheries organization dedicated to protecting, conserving, and restoring trout and salmon and their watersheds. As you are probably aware, Grave Run supports a population of native brook trout. The Grave Run brook trout resource is rare and precious not only to the citizens of the State of Maryland, but to the members of Trout Unlimited throughout the nation.

State issues such as those being considered with Grave Run are usually addressed by TU Chapters and state Councils and not TU National. In this case, the significance of Grave Run itself and the opportunity to highlight the importance of native brook trout populations in Maryland and the Mid-Atlantic region demand National office attention.

Trout Unlimited opposes current plans for development in the Grave Run watershed because there isn't a satisfactory solution that addresses both the needs of the developer and of the brook trout population. I have attached a letter from MD DNR on the Grave Run trout populations and the impacts of the proposed Loyola development. There should be no dispute about the technical assessment of the MD DNR. Given the small and fragile nature of the watershed, it is very unlikely that any type of mitigation plan is going to protect the resource because the inherent nature of the development project causes permanent changes in the watershed and negative impacts for trout populations.

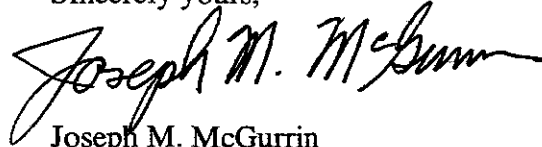
The Grave Run brook trout are a unique resource and an indicator of a healthy and productive watershed. The watershed provides more than just brook trout and is home to a variety of fish and wildlife including threatened species such as the bog turtle. Most of all, the people of Maryland depend on Grave Run as a source of drinking water for Baltimore City, as a contributor to a productive Chesapeake Bay, and as a natural feature of the rural community of Baltimore County.

Current state and county policies (e.g., Governor Glendening's Smart Growth Plan, Baltimore County's MasterPlan 2010) clearly indicate that Grave Run is not the appropriate location for Loyola's proposed development project. We recognize that the

Trout Unlimited: America's Leading Coldwater Fisheries Conservation Organization
Washington, D.C. Headquarters: 1500 Wilson Boulevard, Suite 310, Arlington, VA 22209-2310
• (703) 522-0200 • FAX: (703) 284-9400 • www.tu.org

Baltimore County Zoning Commission and other government agencies have a responsibility to protect natural resources for the overall public good and urge you to protect that interest on Grave's Run. Please add us to your mailing list for all upcoming deliberations on Grave Run. We look forward to hearing from you.

Sincerely yours,

A handwritten signature in black ink, reading "Joseph M. McGurrin". The signature is fluid and cursive, with the first name "Joseph" and last name "McGurrin" clearly legible.

Joseph M. McGurrin
Resource Director, TU National

cc: Governor Parris A. Glendening
C.A. Dutch Ruppertsberger, County Executive
Councilman T. Bryan McIntire
John Howard, Esq.
George Perdikakis, Director, BCDPM
Pat Keller, Director, Office of Planning
Father Reverend Harold Ridley, President, Loyola College
Robert Hoffman, Esq.
Sharon Bailey, Esq.
Charles Gougeon
Ted Godfrey
Jay Boynton
Loren Friedel



Parris N. Glendening
Governor

Maryland Department of Natural Resources
Fisheries Service
17400 Annapolis Rock Road
Woodbine, MD 21797

John R. Griffin
Secretary

Carolyn D. Davis

December 2, 1998

Loren Friedel
The Valleys Planning Council, Inc.
207 Courtland Avenue
P.O. Box 5402
Towson, MD 21285-5402

Dear Loren:

Thank you for your letter concerning the construction proposal by Loyola College of a 20,000 square foot Conference Center and fitness complex on Beckleysville and Hare Roads in Baltimore County. As you've learned from our telephone conversation on 11-19-98, Maryland Department of Natural Resources (MDDNR) fisheries biologists have known Grave Run to support a self-sustaining trout population for more than two decades. DNR survey records of Grave Run document a coexisting population of "native" eastern brook trout and "naturalized, non-native" brown trout since 10-17-74 (data sheets enclosed). Although coexisting populations of brook and brown trout are not uncommon in Maryland streams, fisheries biologists are concerned for the loss of native brook trout populations from direct competition and displacement by the longer lived predatory brown trout. Brown trout also carry a reproductive advantage over brook trout due to their larger size and they tolerate slightly warmer water temperatures.

More general concerns we have about any large construction projects in Use Class III watersheds include the following items; 1). Sediment impact to Grave Run during the initial construction of the facility. Concern that introduction of fine and heavy sediments will contaminate (foul) spawning gravel essential to reproduction of trout and associated fish species. Sedimentation will also degrade the stream substrate by covering productive aquatic macroinvertebrate habitat which serves as the primary food source for trout and many other fish species. Heavy sedimentation will fill deep pools used by trout and other fish to escape predation. Continued sedimentation will reduce channel volume capacity of the stream and promote stream channel widening which will generate additional stream bank erosion. 2). Thermal and nutrient loading of storm water runoff. Selection of a storm water management plan for the site will be key to avoiding unnecessary thermal and nutrient impacts to Grave Run. Infiltration is the preferred treatment method. Other storm water scenarios are expected to result in point sources of thermal and nutrient pollution. The two existing ponds on the proposed development site are of special

concern. While they may already be sources of thermal pollution, use of the ponds for storm water management and or sediment detention would be expected to exacerbate down stream thermal conditions and increase sediment and nutrient loading to Grave Run during and after the proposed development. Storm water management may also be expected to shorten delivery times of runoff to the stream in some cases, resulting from the use of certain swale designs, culverts and drainage pipes.

Development of the Grave Run watershed is expected to result in the following impacts. Increases in imperviousness will reduce natural infiltration and promote higher volumes of runoff during storm events. Increased imperviousness in the watershed may lower the existing water table which will reduce stream base flow and subject it to increased stream temperatures. Combinations of excess runoff, increased imperviousness and sedimentation resulting from construction activities will promote a chain reaction process of stream channel erosion which will widen and or scour the stream channel and ultimately degrade the aquatic habitat in Grave Run. Warmer stream temperatures and elevated nutrients may favor the brown trout at the expense of the native brook trout. Lost recruitment potential sustained by the brook trout resulting from excessive runoff, sedimentation and competition from brown trout, will further jeopardize the brook trout population and favor the brown trout.

In summary, development will promote some degree of sediment, thermal, nutrient and physical impairment to the Grave Run aquatic system. However, we cannot forecast the ultimate impact before construction, only state that impact is imminent. It is therefore recommended that an alternate site be sought. In the event that this is not possible, construction plans must be executed to unconditionally guaranty maximum protection and mitigation to exceed the minimum requirements in order that all threats to the aquatic resources of Grave Run be minimized or avoided, as described herein.

Please feel free to contact me at my office (410) 442-2080 or fax (410) 442-2126 should you have any questions. Also incorporated in the comments of this letter are responses from the Maryland Department of Natural Resources Environmental Review Division (Greggory Golden) and Restoration And Enhancement Division Director, H. Robert Lunsford, Jr..

Sincerely,



Charles R. Gougeon
Central Region Fisheries Biologist
Maryland Fisheries Service

cc: Gregory Golden, DNR Environmental Review Unit
H. Robert Lunsford, Jr., DNR MD Fisheries Service, Director

STREAM - Graves Run

DATE - June 27, 1997

LOCATION - Resh Mill Road

TYPE OF STUDY - ZIPPIN 2 PASS REMOVAL METHOD, (95% C.I.)

POPULATION DATA

	TOTAL	BROOK	BROWN	RAINBOW
ADULT, 1+ AND OLDER - - - - -				
STANDING CROP (LBS/ACRE)	13	3	10	
DENSITY				
TROUT/ACRE	23	8	15	
TROUT/MILE	34	11	23	
% VARIATION (95% C.I.)	100%	100%	100%	
% SPECIES COMPOSITION		33%	67%	
TOTAL WT. (LBS.)	1.66	0.36	1.31	
AVERAGE WT. (LBS.)	0.55	0.36	0.65	
UNDER 9", #/%	1/33%		1/50%	
9" TO 12", #/%	1/33%	1/100%		
OVER 12", #/%	1/33%		1/50%	
YOUNG-OF-YEAR - - - - -				
DENSITY				
YOY/ACRE			85	
YOY/MILE			125	
% VARIATION (95% C.I.)			22.8%	
% SPECIES COMPOSITION			100%	
TROUT FIRST PASS, A/YOY	3/8	1/0	2/8	
TROUT SECOND PASS, A/YOY	0/3	0/0	0/3	
TOTAL, A/YOY	3/11	1/0	2/11	
POPULATION ESTIMATE, A/YOY	3/11	1/0	2/11	

STATION DATA

LENGTH	465 feet
AVERAGE WIDTH	12.2 feet
SURFACE AREA	0.13 acre

TEMPERATURES: WATER 67.5°F AIR 80°

Run 1							Run 2						
Species of trout			FIN CLIPS				Species of trout			FIN CLIPS			
Rb	Bn	Bk	Length	Weight	Return	New	Rb	Bn	Bk	Length	Weight	Return	New
		✓	241	5.7	excellent condition			Y04		80, 80, 77			
	✓		185	2.2									
	✓		369	18.7	excellent condition								
Y04			76, 84, 83										
			77, 82, 81										
Y04			79, 85										
					</								

STREAM -Graves Run

DATE - 8/2/89

LOCATION - Resh Mill Rd.

TYPE OF STUDY - ZIPPIN 3 PASS REMOVAL METHOD, (95% C.I.)

POPULATION DATA

	TOTAL	BROOK	BROWN	RAINBOW
ADULT, 1+ AND OLDER - - - - -				
STANDING CROP (LBS/ACRE)			23	
			(8-38)	
DENSITY				
TROUT/ACRE			38	
			(13-64)	
TROUT/MILE			57	
			(19-94)	
% VARIATION (95% C.I.)			66	
% SPECIES COMPOSITION			100	
TOTAL WT. (LBS.)			2.95	
AVERAGE WT. (LBS.)			0.59	
UNDER 9", #/%			3/60	
9" TO 12", #/%				
OVER 12", #/%			2/40	
YOUNG-OF-YEAR - - - - -				
DENSITY				
YOY/ACRE			0	
YOY/MILE			0	
% VARIATION (95% C.I.)			0	
% SPECIES COMPOSITION			0	
TROUT FIRST PASS, A/YOY			2/0	
TROUT SECOND PASS, A/YOY			2/0	
TROUT THIRD PASS, A/YOY			1/0	
TOTAL, A/YOY			5/0	
POPULATION ESTIMATE, A/YOY			5/0	

STATION DATA

LENGTH	465 ft.
AVERAGE WIDTH	12.2 ft.
SURFACE AREA	0.13 acres

STREAM: Compass Run

COUNTY: Baltimore

WATERSHED: Gunpowder

WATERSHED CODE: _____

	SAMPLING STATIONS				
	Compass Run 1	Grave Run 2	3	Turkey Run 4	5
LOCATION	Gunpowder Rd	along Grave Run Rd		above influence w/ Grave	
DATE	24 Aug 1984	24 Aug 1984		24 Aug 1984	
TIME	1:00	2:00		2:30	
AVERAGE WIDTH					
AVERAGE DEPTH					
WATER TEMPERATURE	63°F	64°F		65°F	
AIR TEMPERATURE	73°F	74°F		74°F	
WATER CONDITION	Clear	Clear		Clear - slightly off	
GRADIENT	mod	mod		mod	

pH				
DO				
TOTAL HARDNESS				
ALKALINITY				
CO ₂				
CONDUCTIVITY				

REMARKS:

#1) even though this summer has had plenty of rain, the flow in this stream is low - has few nice pools, gravel substrate is clear may hold some brook trout, rocks don't look bad, banks of stream quite stable.

#2) not many good pools, these few pools look hiding over

#4) the larger pools have accumulations of very fine silt (not sand) stream banks and canopy in good shape (stable)

STREAM SURVEY FIELD SHEET

Compass Run

Grave Run

Grave Run
Indian Run

STREAM:

Station #1

Date 24 Aug 1984

Loc. Gunpowder Rd

Length 100 yds

Size

Station #2

Date 24 Aug 1984

Loc. 1/2 mi. Grave Run Rd

Length 150 yds

Size

Station #3

Date

Loc.

Length

Size

Station #4

Date 24 Aug 1984

Loc. above Grave Run Rd

Length 150 yds

Size

Station #5

Date

Loc.

Length

Size

Brook Trout

Brown Trout

Rainbow Trout

Stoneroller

Blacknose Dace

Longnose Dace

Cutlips Minnow

Creek Chub

River Chub

Fallfish

Redside Dace

Common Shiner

Northern Hogsucker

White Sucker

Margined Madtom

Mottled Sculpin

Tessellated Darter

Legonick sp. Sunfish

Bluntnose Minnow

American Eel

Yellow bullhead

2 Adults (6-8")

1 Ydy, 2 Adults (6.5-10")

10 9 Ydy, 1 Adult (7.5")

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MACROINVERTEBRATE COMPOSITION

Date

Sq. Kk.

Wt.

Date

Sq. Kk.

Wt.

Date

Sq. Kk.

Wt.

Date

Sq. Kk.

Wt.

Date

Sq. Kk.

Wt.

Ephemeroptera

Plecoptera

Trichoptera

Odonata

Diptera

Amphipoda

Isopoda

Decapoda

Megaloptera

STREAM:

Grass Run and Indian Run

COUNTY:

Baltimore

WATERSHED:

Gunpowder

WATERSHED CODE:

SAMPLING STATIONS

	1	2	3	4	5
LOCATION	Berkleysville Rd	@ Rt. 25			
DATE	July 11, 1980	July 11, 1980			
TIME	12:40pm	1:15pm			
AVERAGE WIDTH					
AVERAGE DEPTH					
WATER TEMPERATURE	21°C	20.5°C			
AIR TEMPERATURE	31.6°C	32.2°C			
WATER CONDITION	clear	clear			
GRADIENT					

pH	8.0	7.5			
DO					
TOTAL HARDNESS	34.4	34.4			
ALKALINITY	68.8	86			
CO ₂					
CONDUCTIVITY	82.5	85			

REMARKS:

STREAM SURVEY FIELD SHEET 2

STREAM:

Station #1

Date 7-11-80

Loc. same

Length 250m

Size

Station #2

Date 7-11-80

Loc. _____

Length 150m

Size

Station #3

Date 7-11-80

Loc. _____

Length 50

Size

Station #4

Date _____

Loc. _____

Length _____

Size

Station #5

Date _____

Loc. _____

Length _____

Size

Brook Trout

Brown Trout

Rainbow Trout

Stoneroller

Blacknose Dace

Longnose Dace

Cutlips Minnow

Creek Chub

River Chub

Fallfish

Redside Dace

Common Shiner

Northern Hogsucker

White Sucker

Margined Madtom

Mottled Sculpin

Tessellated Darter

Sunfish

Bluntnose Minnow

American Eel

Shallow water fish

MACROINVERTEBRATE COMPOSITION

Date 7-11-80

Sq. _____ Kk. _____

Wt.

Date 7-11-80

Sq. _____ Kk. _____

Wt.

Date _____

Sq. _____ Kk. _____

Wt.

Date _____

Sq. _____ Kk. _____

Wt.

Date _____

Sq. _____ Kk. _____

Wt.

Ephemeroptera

Plecoptera

Trichoptera

Odonata

Diptera

Amphipoda

Isopoda

Decapoda

Megaloptera

Coleoptera

STREAM SURVEY FIELD SHEET # 1

STREAM: GRAVES RUN

COUNTY: BALTO C.

WATERSHED: GUNPOWDER

DATE: OCT. 17, 1924

SAMPLING STATIONS

	1	2	3	4	5
LOCATION		GRAVES RD			
TIME		11:00			
AVERAGE WIDTH		12'			
AVERAGE DEPTH		6"			
WATER TEMPERATURE		51 44°			
AIR TEMPERATURE		51°			
WATER CONDITION		normal			
TROUT		YES			

pH	7.5			
D.O.	10			
TOTAL HARDNESS	51			
ALKALINITY	34			
ACIDITY	0			
CO ₂	15			
CONDUCTIVITY	100			

REMARKS:

Trout - Very scarce population. No young of the year seen

**THE VALLEYS
PLANNING COUNCIL, INC.**

212 Washington Avenue
P.O. Box 5402
Towson, Maryland 21285-5402
410-337-6877
410-296-5409 (FAX)

99-151-SPN

JAN 19

Lawrence E. Schmidt
Zoning Commissioner
County Courts Building
401 Bosley Avenue
Towson, MD 21204

January 18, 1999

Dear Mr. Schmidt;

The Valleys Planning Council [VPC] does not support Loyola College's proposal for development on a site on Beckleysville Road and Hare Road, which is located in the rural RC2/RC4 zoned section in Baltimore County, Maryland.

Loyola's development plan includes a 20,000 square foot conference center with a fitness center and a lap pool, ten 2,000 square foot cabins, and parking for 70 cars. Loyola plans to locate this conference center on a two parcel property with a total of approximately 103 acres, for which Loyola has an option to buy.

This property, located in a largely rural agricultural area of Baltimore County, is currently in productive agricultural use. There is no other development of this magnitude or type in this area. The site also contains a stream tributary and wetland area, which branches off of Grave Run, a class III trout stream. Grave Run is itself a tributary, which flows directly into the Prettyboy Reservoir.

Loyola is applying for a Special Exception, which, if granted, would permit a religious institution to develop at this site. In addition, Loyola is applying for a Variance from the zoning regulations, which require a 70 foot setback between buildings, to allow a higher concentration of buildings on the site.

VPC does not support this development project for the following reasons:

- 1) Governor Glendening's Smart Growth Plan protects, from development, the area, in which this site is located, by designating it as a rural area and not as a growth area.**

VPC supports Governor Glendening's Smart Growth Plan. Under the Smart Growth Plan, the area, in which Loyola intends to develop its conference center, is designated as a rural area and not as a growth area. Institutional development is not appropriate in rural areas, since institutional development would extend growth beyond the designated growth areas and would destroy the rural and agricultural heritage of the area.

2) Baltimore County's MasterPlan 2010 protects, from development, the area, in which this site is located, by designating it as a rural area and not as a growth area.

VPC supports the MasterPlan for Baltimore County. According to the draft summary of the MasterPlan, the area, in which Loyola intends to develop its conference center, is designated as a rural area, (Baltimore County Office of Planning, *MasterPlan 2010*, draft summary, October, 1998, p. 27-30, map p.30), and not as a growth area (*Id.* at 21-24, map p.17). Therefore, development of this kind is inconsistent with the County's efforts to preserve the rural heritage in Baltimore County.

3) VPC has designated the area, in which this site is located, as a non-growth area in order to preserve its rare and rural characteristics.

For over 37 years, VPC has focused its efforts on preserving designated rural areas within its boundaries, while supporting growth in appropriate areas, which are more capable of supporting growth within Baltimore County. The site, on which Loyola plans to develop a conference center, has been maintained as a rural area since the origins of Maryland's statehood. VPC intends to protect this historically significant rural characteristic.

4) Evidence exists which proves that the area in which this site is located is a unique and environmentally sensitive area due to its proximity to Grave Run and its wetlands.

a) The proposed development will adversely affect wild native brook trout in Grave Run.

The Maryland Department of Natural Resources [MDDNR] has written a preliminary review of the proposed development site, which suggests that Loyola find an alternative site in a less sensitive area. MDDNR stated that development at this site will have an adverse effect on the existence of wild native brook trout in Grave Run. *See*, Charles Gougen's report, December 2, 1998.

Although brook trout are the only species of trout which are native to Maryland, brook trout populations in Maryland streams are rare and rapidly declining, due to the introduction of non-native trout species combined with the thermal effects of development in sensitive watershed areas, where brook trout thrive. Since development within these watersheds adversely impacts the quality of the water, native brook trout populations are perishing. *Id.*

Maryland should protect its existing native species by preventing the location of development projects, such as Loyola's conference center, in sensitive areas and by designating growth areas in less sensitive areas.

b) The proposed development will adversely affect bog turtle habitat in the wetlands contained on the site.

A wetlands area exists on the property, approximately 200 feet downhill from the proposed development site. The wetlands area contains Maryland State designated bog turtle habitat. Since bog turtles are protected as a threatened species under the federal Endangered Species Act and under Maryland State law, development on a swale, within the proximity of bog turtle habitat, would jeopardize the existence of bog turtles and their habitat at this site, and, therefore, should not be permitted.

5) The conference center would affect the rural characteristics of the area.

The conference center would generate noise and increase traffic congestion along Beckleystville Road; therefore, it would adversely affect the rural characteristics of the area. The conference center would contain parking for 70 cars and accommodations for approximately 110 guests. Loyola recommends that the conference center should be used for retreats, board meetings, and alumni events. These potential uses would create significant traffic on roads, which were not designed for institutional/commercial development.


A recent traffic survey along Beckleystville Road from Falls Road to the proposed development site indicates seven very dangerous sight distances, which are 50% below the national highway safety standards. The increase in traffic capacity along Beckleystville Road, which would result if Loyola's proposed institutional use is permitted, would require the roads to be widened and dangerous sight distances removed.

6) Loyola will not agree to limit further development on this site.

Since last summer, representatives of the community have met with Loyola to reach an acceptable compromise to Loyola's development proposal. Loyola has refused to negotiate with the community and has submitted a proposal, which is significantly enlarged from the original proposal. Loyola's failure to limit development on this site in perpetuity signals the expectation of future development on the site and opens the door to further development on other sites in the area.

For the above mentioned reasons, Loyola should neither be granted a Special Exception to develop a conference center on this site, nor be granted a Variance from zoning regulations, and should be encouraged to find an alternative site in a less sensitive area. Thank you for your consideration,

Sincerely,



Loren Friedel
Assistant Director

cc.: Richard B. Buck, president
Jack Dillon, executive director

**THE VALLEYS
PLANNING COUNCIL, INC.**

212 Washington Avenue
P.O. Box 5402
Towson, Maryland 21285-5402
410-337-6877
410-296-5409 (FAX)

12/22/98 TC DR FYI 8 4 ple 15224 98-5396

County Executive C.A. Dutch Ruppersberger
Baltimore County Courthouse
400 Washington Avenue
Towson, MD 21204

December 14, 1998

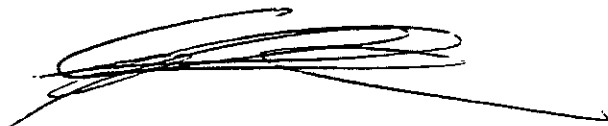
Dear Honorable Ruppersberger;

For your information, I am forwarding a copy of DNR's preliminary review of the proposed development by Loyola College, in Baltimore County, on Beckleysville Road, along Grave Run, a Class III trout stream.

As cited in DNR's report, there are concerns regarding the adverse impact on Grave Run should this project go forward.

Thank you for your consideration,

Sincerely,



Loren Friedel
Assistant Director

Case# 99-151SPHXA

**THE VALLEYS
PLANNING COUNCIL, INC.**

212 Washington Avenue
P.O. Box 5402
Towson, Maryland 21285-5402
410-337-6877
410-296-5409 (FAX)

99-151-SANNA

Lawrence E. Schmidt
Zoning Commissioner
County Courts Building
401 Bosley Avenue
Towson, MD 21204

JAN 20

January 18, 1999

Mr. Schmidt;

For your information, I am forwarding a copy of Maryland DNR's preliminary review of the proposed development by Loyola College, in Baltimore County, on Beckleysville Road, along Grave Run, a Class III trout stream.

As cited in DNR's report, there are concerns regarding the adverse impact on Grave Run should this project go forward.

Thank you for your consideration,

Sincerely,



Loren Friedel
Assistant Director

Set in 11/30, not returned until 12/7.

MARYLAND LINE AREA ASSOCIATION, INC
1501 HARRIS MILL ROAD
PARKTON, MD. 21120
(410)343-1089

November 13, 1998

Zoning Commissioner
Baltimore County
New Courts Building
Towson, Md. 21204

Re: Case #99-151-SPX

Dear Zoning Commissioner,

I am writing on behalf of the Maryland Line Area Association, Inc. to express our objection to the proposed Special Exception in Case # 99-151-SPX. Our reasons are very simple and are described in the succeeding paragraphs.

First and foremost: if this special exception is granted, over one hundred acres of farmland would be removed from agriculture. In its current status, this land contributes to the economic output of Baltimore County and produces tax revenue to the County. Granting the Special Exception will take the land out of economic productivity and place it in a tax exempt category which will require Baltimore County services at taxpayer expense while returning nothing to Baltimore County.

The petitioner, Loyola College of Baltimore, fails to provide an adequate description of the proposed property use. The water supply and septic requirements for the proposed property are not stated. This information is critical to any decision since the property is in a groundwater deficient area and lies about one mile from the Prettyboy Reservoir. Additionally, the property is near two streams which feed into the reservoir which could be easily contaminated with septic discharge from the property.

Finally, the size and scale of the poorly described proposed project is too large to be compatible with the rural surroundings of the project.

Based on the above reasons, we respectfully ask that the requested Special Exception be denied.

Very truly yours,



Dr. Richard W. McQuaid
President

NORTH COUNTY COALITION



Dedicated to the Land

M. '95

November 13, 1998

Zoning Commissioner
Baltimore County
New Courts Building
Towson, Md. 21204

Re: Case #99-151-SPX

Dear Zoning Commissioner,

I am writing on behalf of the North County Coalition, Inc. to express our objection to the proposed Special Exception in Case # 99-151-SPX. Our reasons are very simple and are described in the succeeding paragraphs.

First and foremost: if this special exception is granted, over one hundred acres of farmland would be removed from agriculture. In its current status, this land contributes to the economic output of Baltimore County and produces tax revenue to the County. Granting the Special Exception will take the land out of economic productivity and place it in a tax exempt category which will require Baltimore County services at taxpayer expense while returning nothing to Baltimore County.

The petitioner, Loyola College of Baltimore, fails to provide an adequate description of the proposed property use. The water supply and septic requirements for the proposed property are not stated. This information is critical to any decision since the property is in a groundwater deficient area and lies about one mile from the Prettyboy Reservoir. Additionally, the property is near two streams which feed into the reservoir which could be easily contaminated with septic discharge from the property.


Finally, the size and scale of the poorly described proposed project is too large to be compatible with the rural surroundings of the project.

NORTH COUNTY COALITION, INC.

1501 Harris Mill Road
Parkton, Maryland 21120
410 343-1089

Based on the above reasons, we respectfully ask that the requested Special Exception be denied.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Richard W. McQuaid".

Dr. Richard W. McQuaid
President

99-151-X

November 17, 1998

Mr. Lawrence E. Schmidt
Zoning Commissioner
Baltimore County Government
401 Bosley Avenue
Towson, MD 21204

25

Dear Mr. Schmidt:

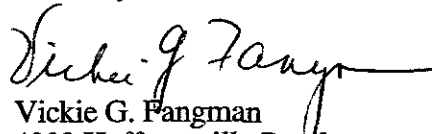
I am a resident of northern Baltimore County and have grave concerns regarding the proposed Loyola College Conference Center.

My initial reaction to the religious retreat, as originally proposed, was that it would be a nice addition to the northern county, but upon learning that Loyola is now proposing a 20,000 square foot conference center with 10 overnight cabins to sleep 15-20, I was shocked. This means that there is the potential for hundreds of people coming into northern Baltimore County who have no interest in our neighborhood and driving roads which under the best conditions are hazardous.

I also understand that Loyola has no plans to restrict alcohol consumption. This is a real concern considering surveys of college students indicate 76% drink alcohol with the sole intent of getting drunk. I also have concern for the natural and human resources. As you know, volunteers man the fire and ambulance services and only two police officers are assigned to the whole northern county area. Natural resources? What happens to the water table and septic drainage? This conference center is on a direct path to streams which drain into the watershed. And what about the county's plans to preserve the land in northern Baltimore County, basically the only part of Baltimore County which still remains beautiful in its farm setting? Taxes? Will Loyola be contributing anything to our county since it is a non-profit group?

When you make the decision regarding this conference center, please take into consideration the concerns cited in this letter. If Loyola College is allowed this opportunity, it will be the beginning of the decline to a neighborhood which, in many ways, remains indicative of a lifestyle rooted in the past.

Sincerely,


Vickie G. Fangman
4309 Hoffmanville Road
Manchester, MD 21102
(this is Baltimore County)
410-239-0516

Item No. 151

Plans to be amended.

limited area as to building and
conceptual buildings

fundamental

99-151-SPHXA

151

~~OK~~

PER ROB HOFFMAN,

A PLAN TO ~~WHERE~~^{SHOW} WHERE BUILDINGS
WILL BE AND APPROX. SIZE ~~BE~~ FOR ILLUSTRATIVE
PURPOSES WILL BE PROVIDED WITH A \$100.00
REVISION FEE BEFORE HEARING.

JL,

99-151-SPHXA

WILLIAM MONK, INC.

LETTER OF TRANSMITTAL

ENGINEERS • PLANNERS

COURTHOUSE COMMONS, SUITE B-6
222 BOSLEY AVENUE, TOWSON, MD 21204-4300
410-494-8931 • FAX 410-494-9903

TO: BALTIMORE CO. ZONING OFFICE

Date

10/15/98

Our Job No.

98-086

Attention

Re:

LOYOLA COLLEGE/BECKLEYVILLE RD

WE ARE SENDING YOU:

☒ Attached

☐ Under separate cover via

the following items:

☒ Prints

☐ Disk

☐ Specifications

☐ Shop drawings

☐ Plans

☐ Copy of letter

☐ Change order

☐ Other

QTY.	DESCRIPTION	ACTION
12	REVISED SITE PLAN	
12	REVISED ILLUSTRATIVE SITE PLAN	
1	RESUBMITAL FEE (CHECK #)	

THESE ARE TRANSMITTED AS CHECKED BELOW:

☒ For approval

☐ As requested

☐ Prints returned after loan to us

☐ For your use

☐ For review and comment

☐ Per

☐ For bids due

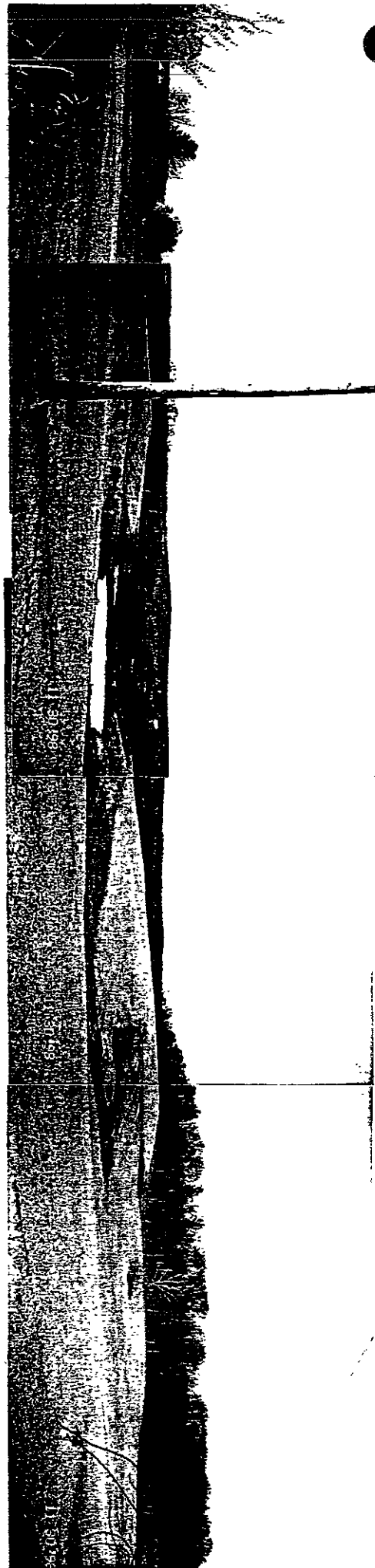
☐ Other

REMARKS:

COPY TO:

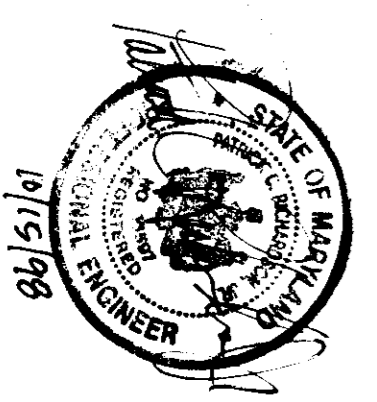
SIGNED:

If enclosures are not as noted, please notify us at once.





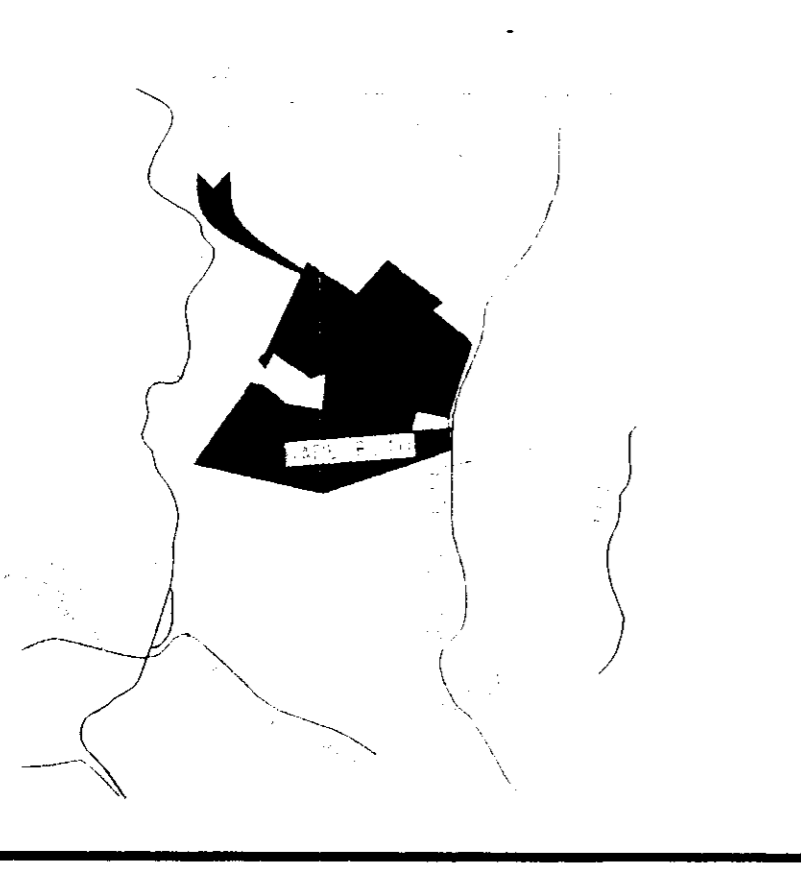
519' 11.00' W 100.00'



William Monk
ENGINEERS PLAN
Cortthouse Commons
222 Bayley Avenue, Suite B-9
Beckleysville, WV 26009
Phone: 410-484-8801 Fax: 410-484-8802

REVISION #151

ILLUSTRATIVE SITE
LOYOLA COLLEGE
RELIGIOUS FACILITY AND
BECKLEYSVILLE ROAD



VICINITY MAP
SCALE: 1"=2000'

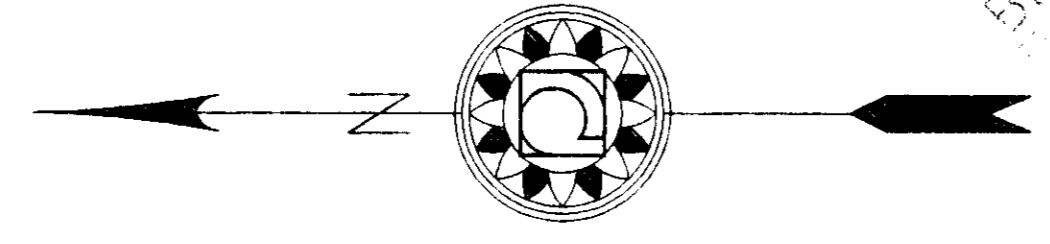
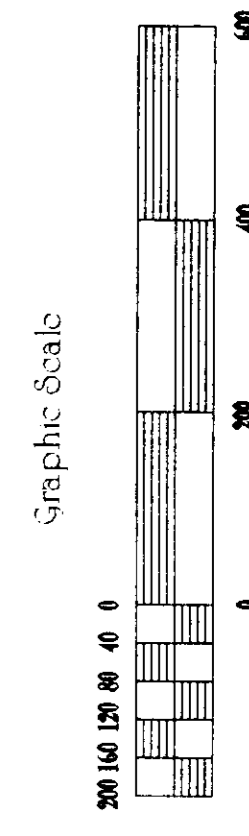
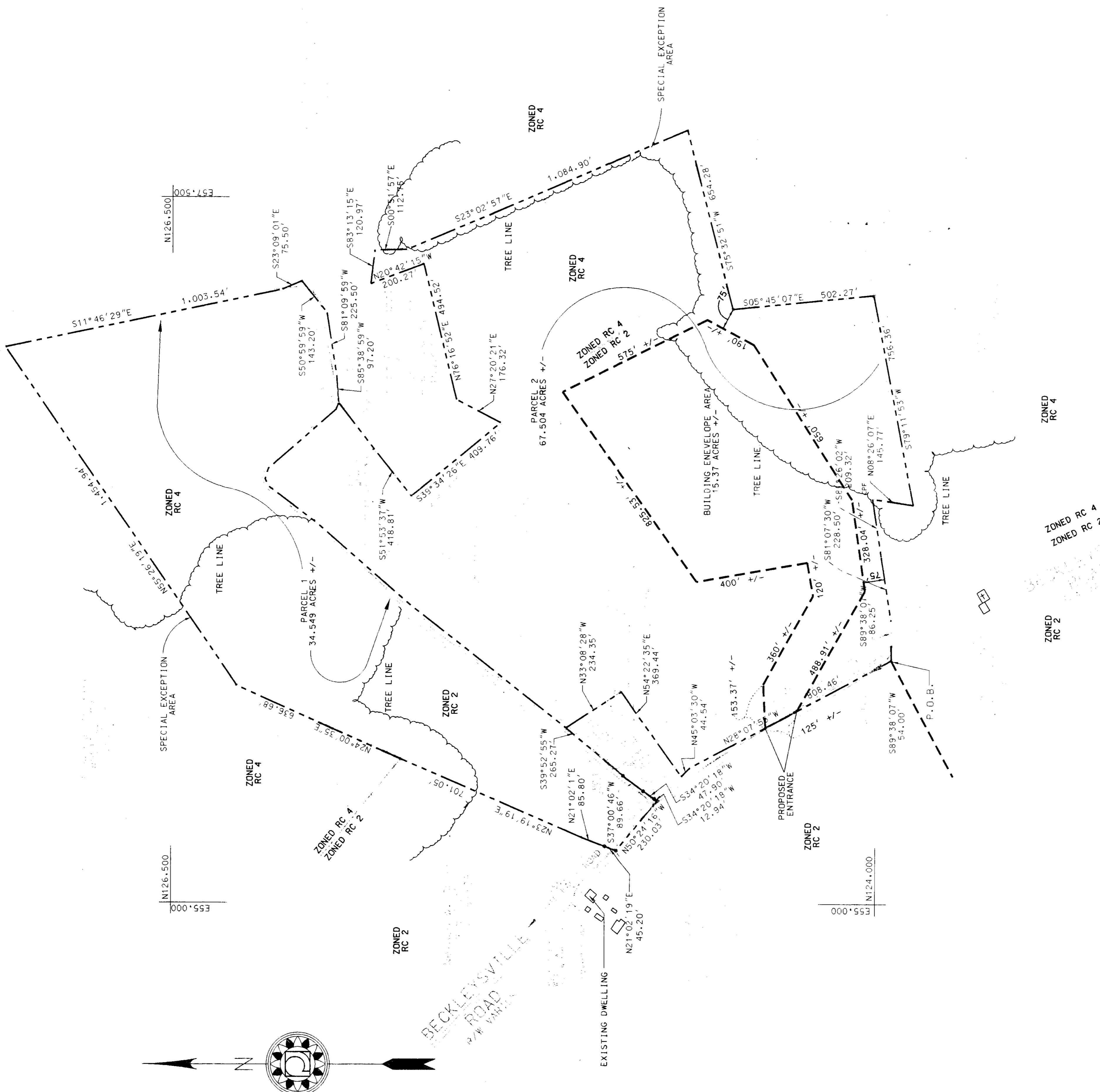


William Monk, Inc.
ENGINEERS - PLANNERS
Courthouse Commons
222 Bayley Avenue, Suite B-6
Baltimore, Maryland 21204
Phone: 410-484-8821 Fax: 410-484-9903

**PLAT TO ACCOMPANY
SPECIAL EXCEPTION, SPECIAL
HEARING AND VARIANCE
APPLICATION**

**LOYOLA COLLEGE
BECKLEYSVILLE ROAD
BALTIMORE COUNTY, MARYLAND**

REVISIONS	DATE	BY	NO.	1"=200'
99-151-SPHXA	9/24/98	WPM	98-086	1 OF 1



- NOTES**
1. ZONING: EXISTING - RC2 & RC4. PROPOSED - RC2 & RC4. EXCEPTING THE WELLS AND/OR PRIVATE SEPTIC FIELDS TO BE LOCATED IN THE RC2 ZONED PORTION OF THE SITE.
 2. LOT AREA: PARCEL 1 - 34.549 ACRES. PARCEL 2 - 47.594 ACRES. TOTAL - 102.033 ACRES.
 3. EXISTING USE: AGRICULTURAL - NO STRUCTURES ON SITE.
 4. PROPOSED USE: SCHOOL USE AND BUILDINGS DEVOTED TO RELIGIOUS WORSHIP (LOYOLA COLLEGE RELIGIOUS RETREAT FACILITY).
 5. BUILDING SETBACKS: NO PRINCIPAL STRUCTURE PERMITTED WITHIN 75' OF THE CENTERLINE OF BECKLEYSVILLE ROAD, NOR WITHIN 35' OF PROPERTY LINES.
 6. BUILDING AREA: 15.37 ACRES. BUILDING ENVELOPE IS SHOWN ON THE PLAN. MAIN RETREAT HOUSE NOT TO EXCEED 20,000 SQ. FT. BUILDING AREA. TOTAL BUILDING AREA FOR ALL CABINS NOT TO EXCEED 20,000 SQ. FT.
 7. PARKING: PROVIDED - SEE NOTE #9.
 8. UTILITIES: GAS, PRIVATE WATER, PRIVATE.
 9. SPECIAL HEARING: TO ESTABLISH THE MAXIMUM NUMBER OF PARKING SPACES NEEDED TO SUPPORT THE USE(S).
 10. VARIANCE:
 - A. PER SECTION 409.8A.2 AND 409.8A.6 TO PERMIT PARKING SURFACE TO BE GRASSED OR COMPACTED STONE AND WITHOUT STRIPPING IN AREAS SHOWN ON THE DEVELOPMENT PLAN.
 - B. PER SECTION 102.2 AND 101.3.8 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO ALLOW 30' SEPARATION BETWEEN PRINCIPLE BUILDINGS IN LIEU OF THE 70' REQUIRED.
 11. SPECIAL EXCEPTION: PER SECTION 101.2 C (6) AND C (2) RC2 TO PERMIT BUILDINGS DEVOTED TO RELIGIOUS WORSHIP AND A SCHOOL USE IN AN RC2 ZONE AND PER SECTION 101.3 B (4) TO PERMIT A CIVIC BUILDING IN AN RC4 ZONE IN AN RC4 ZONE (RELIGIOUS RETREAT FOR LOYOLA COLLEGE).
 12. ELECTION DISTRICT: 5TH.
 13. COUNCILMANIC DISTRICT: 3RD.
 14. CENSUS TRACT: 4090.
 15. WATERSHED: 15 AND 16.
 16. SUBWATERSHED: NA.
 17. DEED REFERENCE: PARCEL 1 - 532/241. PARCEL 2 - 496/026.
 18. PROPERTY ACCOUNT NO.: PARCEL 1 - 05-0000135. PARCEL 2 - 05-0025190.
 19. TAX MAP 10, GRID 20, PARCEL 108 & 132.
 20. FLOOR AREA RATIO: NA.
 21. HEIGHT OF BUILDING: NO PRINCIPAL BUILDING TO EXCEED 35'.
 22. TO THE BEST OF OUR KNOWLEDGE NO CRITICAL AREAS EXIST ON SITE.
 23. TO THE BEST OF OUR KNOWLEDGE NO HAZARDOUS MATERIALS EXIST ON SITE.
 24. AMENITY OPEN SPACE: NA.
 25. SIGNS: ALL SIGNS TO BE LIMITED PER SECTION 440 BC28.
 26. PREVIOUS ZONING HEARINGS: NONE.
 27. APPLICANT: LOYOLA COLLEGE IN MARYLAND. 4501 N. CHARLES STREET. BALTIMORE, MD 21210-3699.
 28. OWNER: EDWARD L. BIRTIC. ISABELLA L. BIRTIC. 1122 MERRY ROAD. FRUNSBURG, MD 21048.
 29. ZONING MAP NO.: NW 32.1 AND 33.1.

LEGEND

- Electric Pole
- Guy Wire
- Fence Line
- Property Line
- Crossed Iron Pin Set
- CPF
- CMF
- Concrete Monument Found
- IRF
- Iron Rod Found
- IPF
- Iron Pipe Found

